

**12/5/11 - Monday, December 5, 2011**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of December 5, 2011**

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Klinkhammer, Pearson, Kayser, Duax, Larson, Strobel

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Mr. Kayser.

**1. COMPREHENSIVE PLAN AMENDMENT “ Town of Wheaton Agreement**

Mr. Tufte presented the request to amend the Comprehensive Plan adding provision for nonresidential land divisions for the Town of Wheaton as per the Intergovernmental Agreement. The Town agrees to a 1.66 acre minimum lot size standard in the area around County Highway T and State Highway 29. Once Chippewa County amends codes, site plan reviews will be required for commercial and industrial lots within the town and county.

Mr. Klinkhammer motioned to recommend the amendment to the Comprehensive Plan for the Town of Wheaton. Mr. Pearson seconded and the motion carried. The City Attorney would be asked to review the ordinance language as discussed.

**2. SUBDIVISION CODE AMENDMENT “ Town of Wheaton Agreement**

Mr. Tufte presented the request to amend the City™s Subdivision Code adding provision for nonresidential land divisions for the Town of Wheaton as per the Intergovernmental Agreement. The same 1.66 acre lot size standard is included in the amendment.

Mr. Klinkhammer motioned to recommend the amendment to the Subdivision Code for the Town of Wheaton. Mr. Pearson seconded and the motion carried.

**3. REZONING (Z-1493-11) “ Amendment to Text for I-1 and I-2 Districts**

Mr. Tufte presented a request to amend the Zoning Code to allow by conditional use permit indoor recreation uses in the I-1 and I-2 districts. Recreation facilities are a common use found in other Wisconsin communities™ industrial parks. Gymnastic centers resemble industrial buildings having larger footprints and taller ceilings. Traffic impacts are not as great compared to other commercial uses since recreational events are usually held on weeknights or weekends. The applicant is looking to locate in the Chippewa Valley Industrial Park.

Applicant, Lynn Wingert of 5737 184th Street, Chippewa Falls, plans on submitting a conditional use permit request if the commission approves the ordinance change.

Mr. Klinkhammer motioned to recommend the rezoning. Mr. Duax seconded and the motion carried.

**4. REZONING (Z-1494-11) “ P-Public to R-4P, Former Parks and Recreation Building**

Mr. Tufte presented a request to rezone land at 1300 First Avenue and 1428 Oxford Avenue from P-Public to R-4P, and to adopt the General Development Plan for a 31-unit senior apartment facility and 6-unit row of townhomes. The surrounding area has R-4 and R-2 zoning. The site is designated for higher density housing or office use. Planned Development zoning will enable site redevelopment. Part of the existing building will be removed and a 4-story addition will be attached. A new 6-unit townhome building will be built across Oxford Avenue. There are 41 parking stalls proposed and these should meet the need of the intended households. Setbacks for the townhomes should be 10 feet. New additions are in the floodplain and will need to meet floodplain regulations. Site plan approvals are needed to finalize specific projects.

The commission had questions about the on-street parking along First Avenue.

Marissa Downs, with Commonwealth Development Corporation, noted several of their successful reuse projects done in other communities. There will be an office for a manager on site. They will update the building™s facade and unify new improvements with the existing design.

Mr. Strobel motioned to recommend the General Development Plan. Mr. Klinkhammer seconded and the motion carried.

**5. GENERAL DEVELOPMENT SITE PLAN (PZ-1107) “ Delong Middle School**

Mr. Tufte presented a request to approve the site plan for additions to Delong Middle School. A small addition, interior remodeling, and new parking, drive lanes, and drop-off configurations are proposed. Several landscaping improvements will be made. Exterior lighting will need to comply with City code.

Charlie Kramer, Buildings and Grounds Supervisor with the Eau Claire Area School District, stated construction will finish in

September of 2013. Temporary>

Mr. Klinkhammer motioned to recommend the General Development Site Plan. Mr. Duax seconded and the motion carried.

## **6. DISCUSSION/DIRECTION**

### **A. Historic Randall Park Neighborhood Request**

The president of Historic Randall Park Neighborhood Association submitted a request to update their neighborhood plan. The commission agreed staff should begin the process next year.

### **B. Mixed-use Overlay District**

Mr. Tufted presented an initial draft of a mixed-use ordinance overlay district for C-3 commercial properties. Currently C-3 zoning does not allow dwelling units. The amendment would allow dwelling units as a permitted use with a rezoning to mixed-use. The ordinance is based heavily on the City™s existing Planned Development ordinance. A General Development Plan will help outline specifics of building layouts and site improvements.

Commissioners had several questions about the draft (setbacks, building materials, signage). Staff was directed to move forward notifying local developers of the proposed ordinance and to initiate public hearings.

### **C. Cancellation of Meeting of 12/19/2011**

Due to a lack of business items, the commission agreed to cancel this meeting.

### **D. Resolution for City Manager**

Mr. Larson motioned that a letter from the Chair be sent to honor City Manager Mike Huggins for his years of service. Mr. Klinkhammer seconded the motion.

### **E. Code Compliance Items**

None.

### **F. Future Agenda Items**

None.

## **7. MINUTES**

The minutes of the meeting of November 14, 2011, were approved.

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Tom Pearson  
Secretary